

EXISTING ZONING COMMERCIAL REGIONAL (CR) ZONE:

- PERMITTED USES
 Bank ✓
 Child Care Centre (2024-03-15) ✓
- ZONE STANDARDS FOR PERMITTED USES (1-2 LOTS)
 (a) Lot Area (minimum) 1800 metres square
 (b) Lot Frontage (minimum) 45 metres
 (c) Building Height (maximum) 20 metres
 (d) Building Line (minimum) 6 metres
 (e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
 (f) Rear Yard (minimum) 6 metres
 (g) Lot Coverage (maximum) (2022-05-27) 50%
 (h) Landscaping (minimum) 20%

PROPOSED ZONING CHANGE TO RESIDENTIAL (R2) ZONE:

- PERMITTED USES
 Semi-Detached Dwelling ✓
- ZONE STANDARDS FOR SEMI-DETACHED DWELLING (78 LOTS)
 (a) Lot Area (minimum) 270 metres square
 (b) Lot Frontage (minimum) 9 metres
 (c) Building Line (minimum) 6 metres
 (d) Building Height (maximum) 8 metres
 (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
 (f) Rear Yard (minimum) 6 metres
 (g) Landscaping (minimum) 40% of Lot, 30% of Front Yard

E	REVISED DEVELOPMENT LAYOUT	06/02/25
D	REVISED DEVELOPMENT LAYOUT	03/12/24
No.	ISSUES/REVISIONS	DD/MM/YY

CONSULTANT



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CONSULTING ENGINEERS ST. JOHN'S LABRADOR CITY

CLIENT



CGI DEVELOPMENT INC.

PROVINCE OF NEWFOUNDLAND
 PERMIT HOLDER
 CLASS "A"
 This Permit Allows
 NOVA CONSULTANTS INC.
 To practice Professional Engineering in Newfoundland and Labrador.
 Permit No. as issued by PBNL D0014
 which is valid for the year 2024.



A	A DETAIL NO.	A
B	B LOCATION DRAWING NO.	B
C	C DRAWING NO. WHERE DETAILED	

DRAWN	RH	CHECKED	SAB
DESIGNED	RH/SAB	APPROVED	

PROJECT TITLE

**CGI DEVELOPMENT INC.
 SOUTHLANDS RESIDENTIAL DEVELOPMENT**

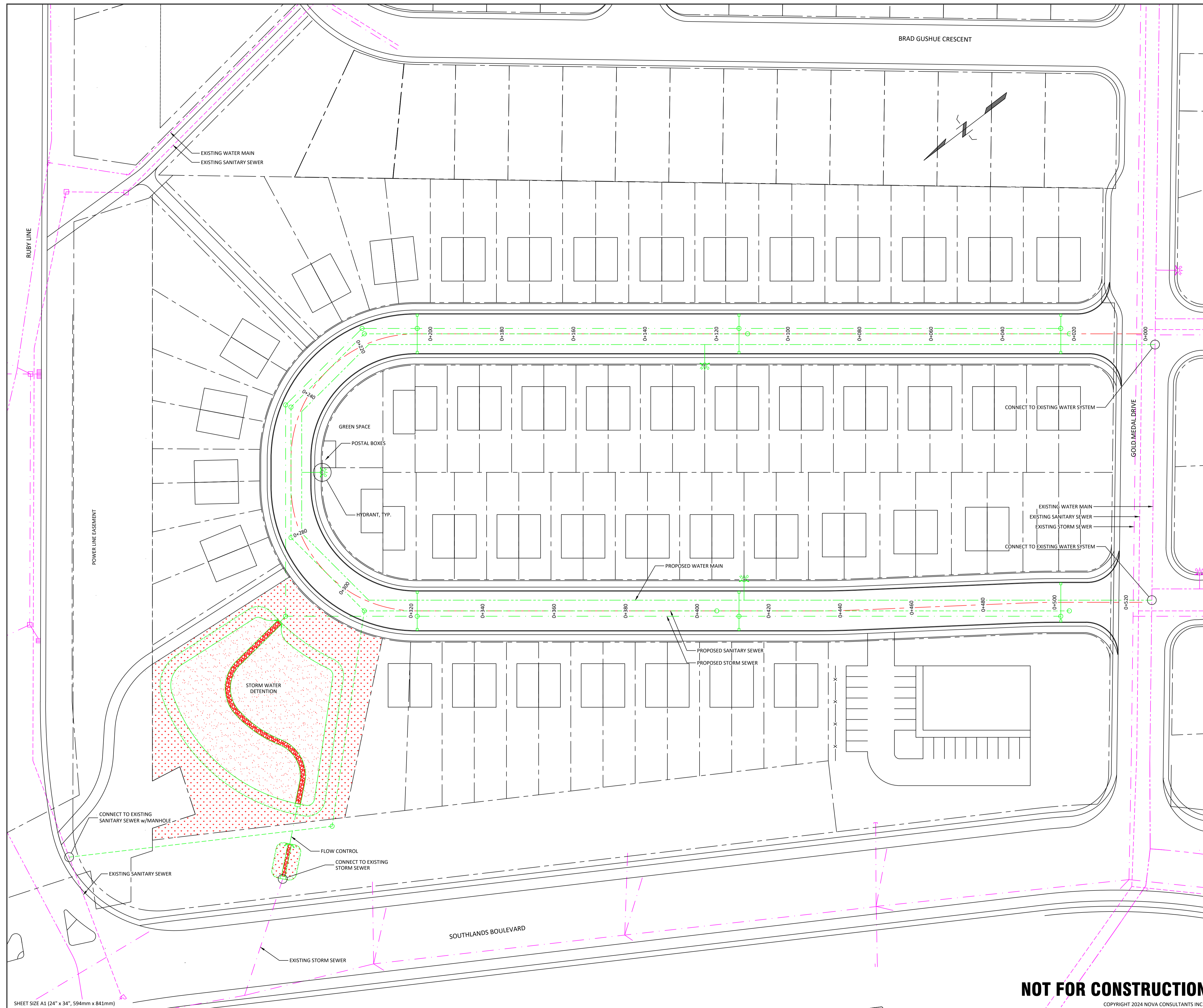
ST. JOHN'S, NL

DRAWING TITLE

**PROPOSED CONCEPT STREET LAYOUT PLAN
 FOR REZONING APPLICATION**

SCALE	1:500	DRAWING NO.	C4
PROJECT NO.	224-20	REVISION NO.	E
DATE	NOVEMBER 2024		

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SHEET SIZE A1 (24" x 34", 594mm x 841mm)

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DRAWN	RH	CHECKED	SAB
DESIGNED	RH/SAB	APPROVED	

PROJECT TITLE

CGI DEVELOPMENT INC.
SOUTHLANDS RESIDENTIAL DEVELOPMENT

ST. JOHN'S, NL

DRAWING TITLE

**PROPOSED CONCEPT SERVICING PLAN
 FOR REZONING APPLICATION**

SCALE	1:500	DRAWING NO.	C5
PROJECT NO.	224-20	REVISION NO.	E
DATE	NOVEMBER 2024		